

HISTORIC AND DESIGN REVIEW COMMISSION

October 20, 2021

HDRC CASE NO: 2021-530
ADDRESS: 514 MADISON ST
LEGAL DESCRIPTION: NCB 750 BLK 9 LOT 5
ZONING: RM-4,H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Daniel Cruz/Design Coop
OWNER: Will and Jessica Conway/CONWAY WILLIAM & JESSICA
TYPE OF WORK: Fence replacement
APPLICATION RECEIVED: September 17, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Stephanie Phillips

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace an existing 6'-0" predominantly open steel fence at the rear of the property with a new 6'-0" predominantly closed steel fence with wooden slats. The fence fronts S Alamo, which is largely a primary residential block with the exception of this property.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

1. Topography

A. TOPOGRAPHIC FEATURES

- i. *Historic topography*—Avoid significantly altering the topography of a property (i.e., extensive grading). Do not alter character-defining features such as berms or sloped front lawns that help define the character of the public right-of-way. Maintain the established lawn to help prevent erosion. If turf is replaced over time, new plant materials in these areas should be low-growing and suitable for the prevention of erosion.
- ii. *New construction*—Match the historic topography of adjacent lots prevalent along the block face for new construction. Do not excavate raised lots to accommodate additional building height or an additional story for new construction.
- iii. *New elements*—Minimize changes in topography resulting from new elements, like driveways and walkways, through appropriate siting and design. New site elements should work with, rather than change, character-defining topography when possible.

2. Fences and Walls

A. HISTORIC FENCES AND WALLS

- i. *Preserve*—Retain historic fences and walls.
- ii. *Repair and replacement*—Replace only deteriorated sections that are beyond repair. Match replacement materials (including mortar) to the color, texture, size, profile, and finish of the original.
- iii. *Application of paint and cementitious coatings*—Do not paint historic masonry walls or cover them with stone facing or stucco or other cementitious coatings.

B. NEW FENCES AND WALLS

- i. *Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
- ii. *Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.
- iii. *Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed

historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.

iv. *Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.

v. *Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

C. PRIVACY FENCES AND WALLS

i. *Relationship to front facade*—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence.

ii. *Location* – Do not use privacy fences in front yards.

FINDINGS:

- a. The primary structure at 514 Madison is a 2-story, single-family residence constructed circa 1915 in the Folk Victorian style. The property does not appear on the 1912 Sanborn map and is oriented facing S Alamo on the 1951 Sanborn map. The structure features a pyramidal composition shingle roof with prominent front, side, and rear gables, wood siding, a 2-story wraparound front porch with spindled column and rail detailing, one-over-one and divided lite windows, and a 2-story rear garage. The property is contributing to the King William Historic District.
- b. FENCE REPLACEMENT – The applicant has proposed to replace an existing 6'-0" predominantly open steel fence at the rear of the property with a new 6'-0" predominantly closed steel fence with wooden slats. The fence fronts S Alamo, which is largely a primary residential block with the exception of this property. Per the Historic Design Guidelines for Site Elements, the appropriateness of a fence is dependent on conditions within a specific historic district. Privacy fences should not be used in front yards. Although the location is in the rear of the lot, the fencing as proposed will create a privacy fence condition in a predominantly front yard setting and streetscape. The fencing will directly abut the front facades of primary historic structures and the public pedestrian streetscape. Privacy fences are predominantly used in side and rear yards along shared backyard lot lines or along improved or unimproved alleys. Staff finds that the applicant should replace the existing fence in-kind with a predominantly open design if the 6'-0" height and current fence location is to be maintained. If the applicant wishes to install a predominantly closed fence design (such as closed vertical pickets or horizontal boards), staff finds that the fence height should be limited to a maximum of 4 feet in its current location, or alternatively, finds that the fence should be set back from the street by a minimum of 5 feet if the 6'-0" height is to be maintained.

RECOMMENDATION:

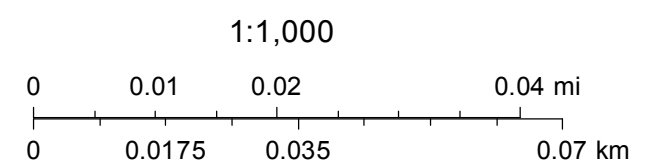
Staff recommends approval of the rear fence replacement based on findings a and b with the following stipulations:

- i. That if the applicant pursues a 6'-0" height, the fence be replaced in-kind with a predominantly open material and design in the same location; or alternatively, that fence feature a predominantly closed design but be set back from the S Alamo right-of-way by a minimum of 5 feet.
- ii. That if the applicant pursues a predominantly closed fence design in the existing fence location, the fence height be limited to a maximum of 4 feet.
- iii. That the applicant submit an updated drawing set to staff for review and approval that meets either stipulation above prior to the issuance of a Certificate of Appropriateness.
- iv. That the final construction height of the approved fencing may not exceed the maximum height of 8 feet as approved by the HDRC at any portion of the fence. Additionally, the gate and fencing must be permitted and meet the development standards outlined in UDC Section 35-514.

City of San Antonio One Stop



August 11, 2021

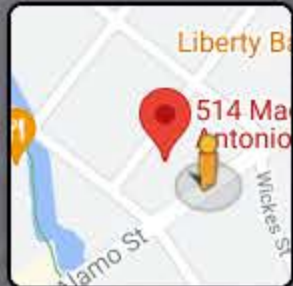




1212 S Alamo St
San Antonio, Texas

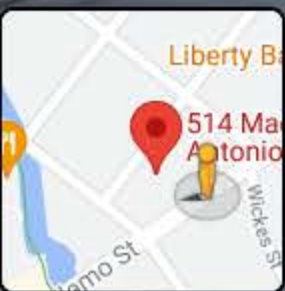
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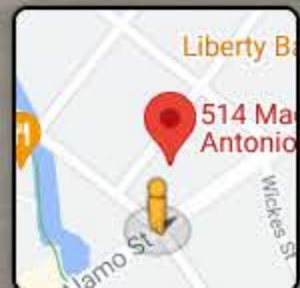
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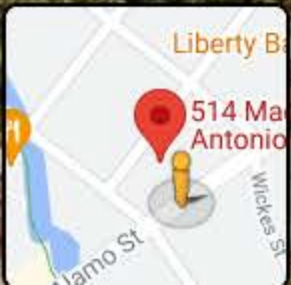


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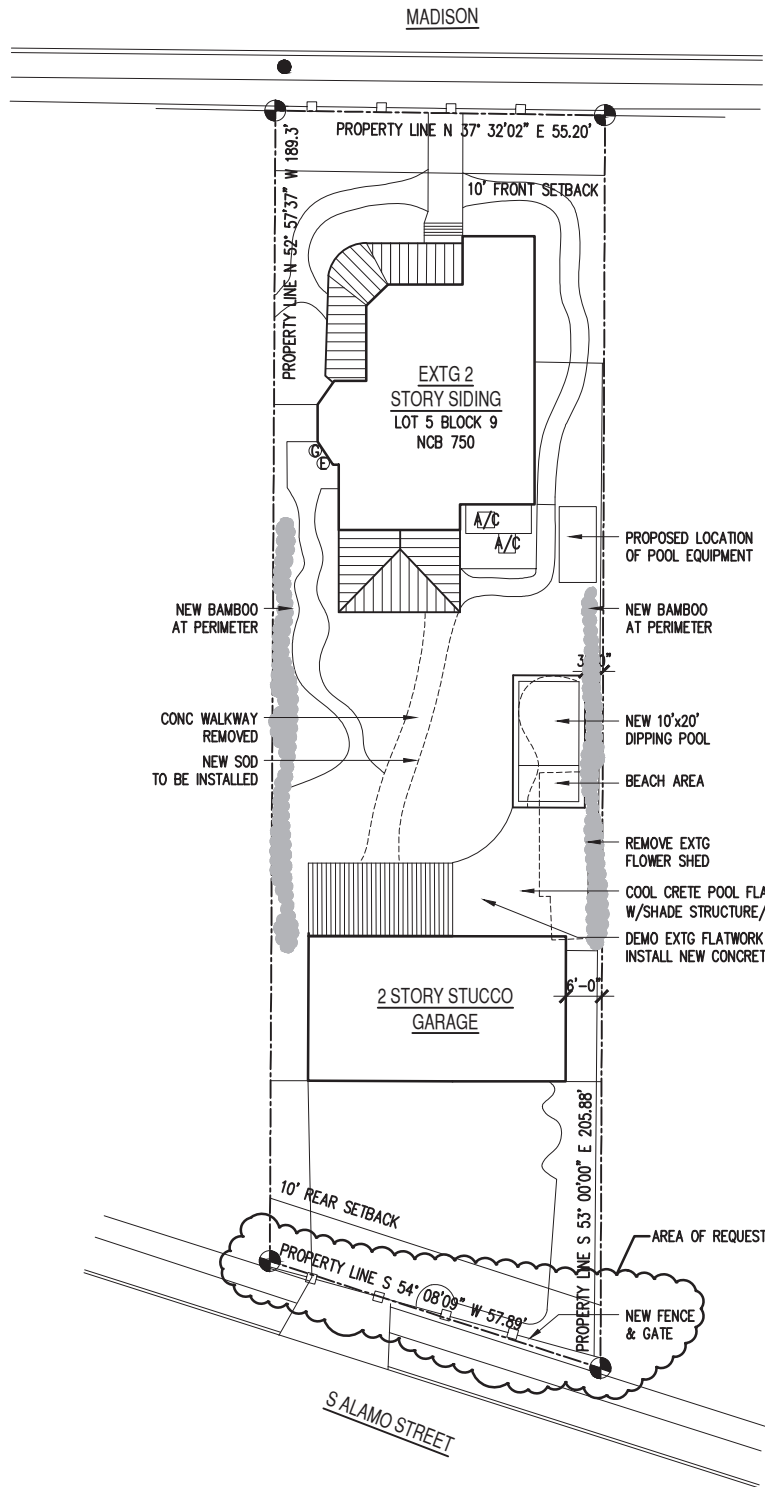
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San Antonio, Texas

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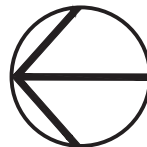
Street View - Jan 2021



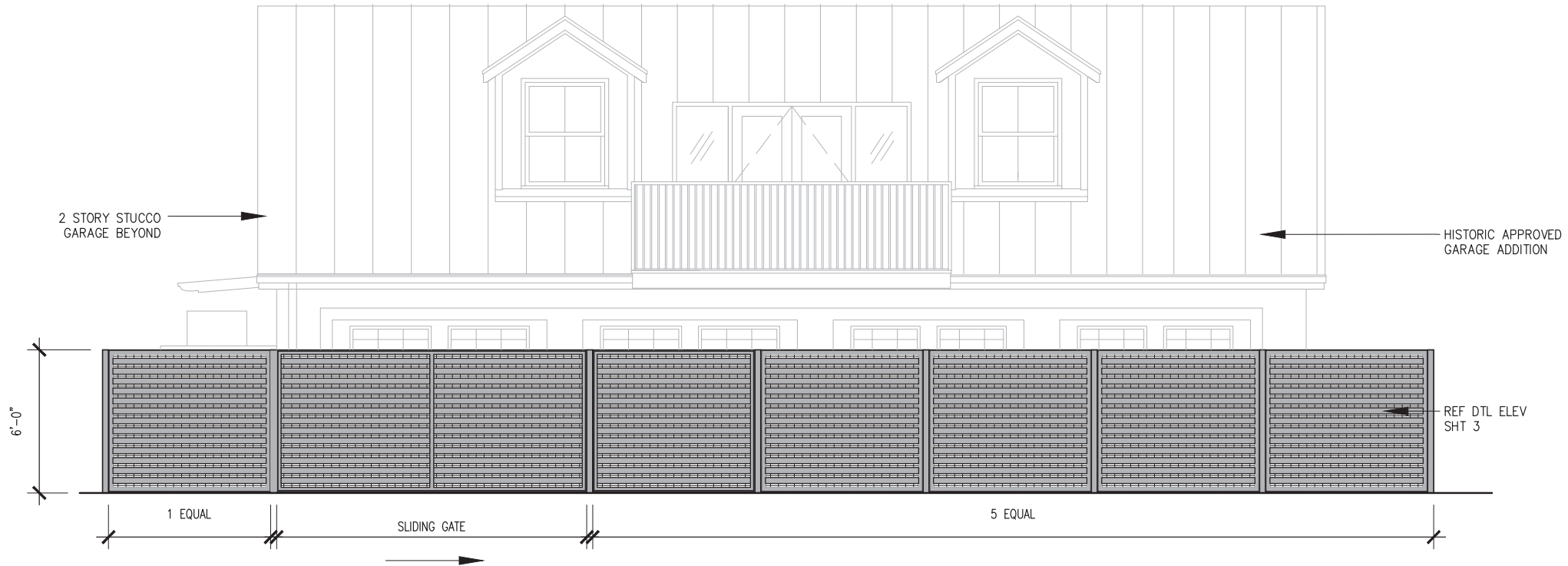
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SITE PLAN: PROPOSED
 SCALE: 1/32" = 1'-0"



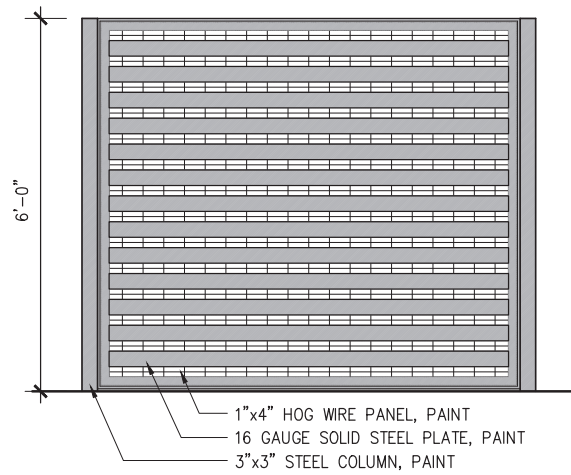
514 KING WILLIAM	HDRC
DATE: SEPTEMBER 17, 2021	
DESIGN COOP	
SHEET 1 OF 3	



EXTERIOR ELEVATION: PROPOSED FENCE

SCALE: 1/4" = 1'-0"

514 KING WILLIAM	HDRC
DATE: SEPTEMBER 17, 2021	
DESIGN COOP	
SHEET 2 OF 3	



ELEVATION: PROPOSED FENCE
SCALE: 1/2" = 1'-0"

514 KING WILLIAM	HDRC
DATE: SEPTEMBER 17, 2021	
DESIGN COOP	